

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 4 March 2020, 9:30am – 10:00am Concurrent site inspection undertaken
LOCATION	36 Laycock Street, Carey Bay

BRIEFING MATTER

PPSHCC-21 – Lake Macquarie City Council – DA/1692/2019 - 36 Laycock Street, Carey Bay
Seniors Housing (Residential Care Facility)

PANEL MEMBERS

IN ATTENDANCE	Sandra Hutton
APOLOGIES	Justin Hamilton, Juliet Grant, Alison McCabe (Chair) (Alison McCabe and Juliet Grant visited site at 10:00am-10:30am)
DECLARATIONS OF INTEREST	Jason Pauling

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jonathan Ford, Development Planner Heath Dennerley, Senior Development Planner Amy Regado, Acting Chief Development Planner Ian Barrett, Administration Officer
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KEY ISSUES DISCUSSED

- Visual impact and exceedance of the building height development standard.
- Additional provisions relevant to building height under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- Bushfire risk/retained vegetation- Clarification that general terms of approval from the NSW Rural Fire Service relative to APZ standards can be achieved without impact on retained vegetation.
- Impact to, and retention of environmentally valuable remnant vegetation within the site.
- Streetscape interface and front setback landscaping.
- Transitional arrangements for residents.

TENTATIVE PANEL MEETING DATE:

Pending satisfactory review of recently submitted information – Wednesday 29 April.